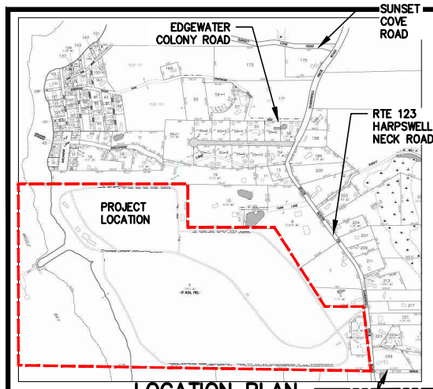
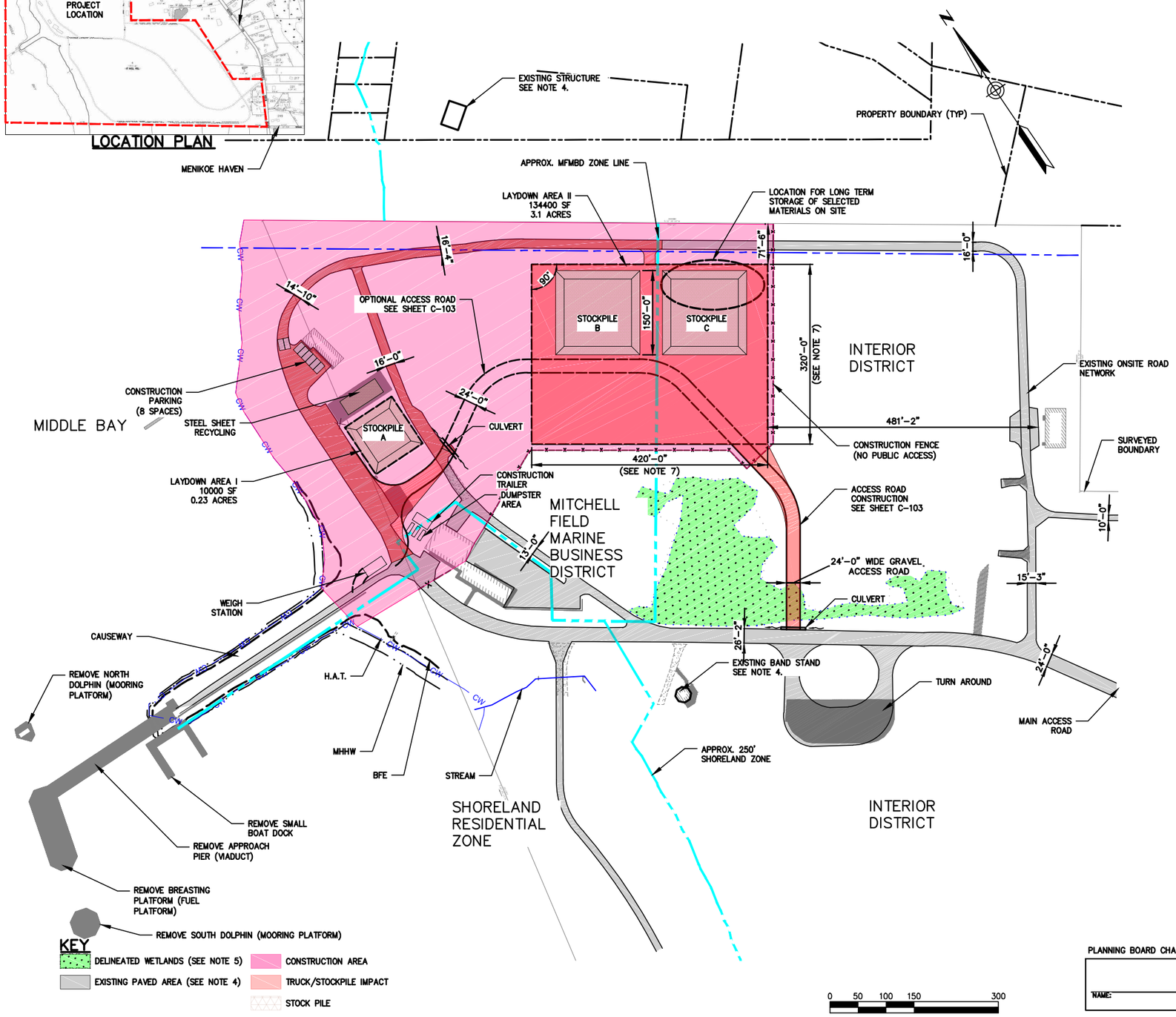



## LOCATION PLAN




| DEVELOPMENT STANDARDS | | | | | | |
|---|---|---|---|---|---|---|
| SITE PARAMETER | UNIT | MFMBD | | INTERIOR | | SOURCE |
| | | MIN | MAX | MIN | MAX | |
| **BASIC LAND USE** | | | | | | |
| *LOT SIZE* | | | | | | |
| TOTAL LOT AREA (ABOVE COASTAL WETLAND) | SF | | 519583 | | 3772475 | APPROX. DIMENSIONS NEED VERIFICATION |
| NON-WATER DEPENDENT | SF | 20,000 | | 40,000 | | SLZ-SECTION 10.5.4 PG. 11 |
| *DEVELOPABLE AREA* | | | | | | |
| WATER DEPENDENT USE | % | 45% | | — | — | SLZ- SECTION 14.2 PG. 21 |
| NON-WATER DEPENDENT USE* | % | | 15% | — | — | SLZ- SECTION 14.2 PG. 21 |
| *IMPERMEABLE SURFACE COVERAGE* | % | | 70% | | 20% | SLZ- SECTION 15.2.4 PG. 27 |
| **STRUCTURES** | | | | | | |
| *HEIGHT* | FT | | 30 | | 32 | SLZ- SECTION 15.2.2 PG. 26 |
| *SHORE FRONTAGE* | FT | 150 | | | | SLZ- SECTION 15.1 PG. 22 |
| **ROADWAYS, DRIVEWAYS, OTHER NON-VEGATIVE STRUCTURES** | | | | | | |
| *ROAD FRONTAGE* | | | | | | |
| NON-WATER DEPENDENT | FT | 150 | | 150 | | BLUO- SECTION 11.1 PG. 9 |
| *ROAD WIDTH* | FT | 12 | | 12 | | BLUO- SECTION 11.1 PG. 9 |
| *ROAD SLOPE* | % | | 10% | | | SLZ- SECTION 15.8.5 PG. 33 |
| *EMBANKMENT SLOPE* | | 2 TO 1 | | | | SLZ- SECTION 15.8.6 PG. 33 |
| **SETBACKS** | | | | | | |
| *INTERIOR LOT LINES* | FT | 20 | | 20 | | BLUO- SECTION 11.3.1 PG.10 |
| *ROADWAY* | FT | 40 | | 40 | | BLUO- SECTION 11.3.1 PG.10 |
| *HAT LINE* | | | | | | |
| NON-WATER DEPENDENT | FT | 250 | | | | SLZ- SECTION 13.6 PG. 16 |
| STRUCTURES | FT | 75 | | | | SLZ- SECTION 15.2.1 PG. 24 |
| *EXTERIOR BOUNDARY* | FT | 50 | | 20 | | SLZ- SECTION 15.2.1.6 PG. 26 |

* NON-WATER DEPENDANT USE GROSS LEASED LOT AREA ASSUMED TO BE 80% OF TOTAL MFMBD LOT AREA TO ACCOUNT FOR ROWS, EASEMENTS, AND OTHER RESTRICTIONS IN LEASABLE AREA.

| IMPERMEABLE SURFACE COVERAGE (CONSTRUCTION PERIOD) | | | | | | | |
|---|---|---|---|---|---|---|---|
| IMPERMEABLE SURFACE | UNIT | MFMBD | | | INTERIOR | | |
| | | BEFORE | DURING | AFTER | BEFORE | DURING | AFTER |
| *ROADS* | *SF* | 42962 | 42962 | 42962 | 186459 | 186459 | 186459 |
| *BUILDINGS* | SF | 16547 | 16547 | 16547 | 3146 | 3146 | 3146 |
| *PARKING* | SF | 18025 | 18025 | 18025 | 3150 | 3150 | 3150 |
| *ACCESS ROAD* | SF | 0 | 15424 | 15424 | 0 | 13518 | 13518 |
| *LAYDOWN AREA* | SF | 0 | 81744 | 0 | 0 | 63016 | 26534 |
| ***TOTAL*** | % | 15% | 34% | 18% | 5% | 7% | 6% |

| STOCKPILE VOLUME CALCULATIONS | | | | | | | |
|---|---|---|---|---|---|---|---|
| Location | a LF | $a_1$ LF | b LF | $b_1$ LF | h LF | Side Slope DEG | Volume CY |
| Stockpile A | 100 | 70 | 100 | 70 | 10 | 33.7 | 2704 |
| Stockpile B | 150 | 120 | 150 | 120 | 10 | 33.7 | 6778 |
| Stockpile C | 150 | 120 | 150 | 120 | 15 | 45.0 | 10167 |
| | | | | | | **Total** | **19648** |

Volume = $(h/6)(ab+(a+a_1)(b+b_1)+a_1b_1)$

## PROPERTY INFORMATION

OWNER: TOWN OF HARPSWELL

ADDRESS: PO BOX 39
HARPSWELL, ME 04079

MAP/LOT: 13-04

ZONING: SR-SHORELAND RESIDENTIAL
MFMB- MITCHELL FIELD MARINE BUSINESS
INT- INTERIOR DISTRICT

SETBACKS: NO CHANGE

LOT SIZE: 119 ACRES

NOTES:
1. PARCELS ARE TAKEN FROM MAINE GIS DATA. REFER TO SITE PLAN REVIEW APPLICATION FOR PARCEL OWNERSHIP.
2. ALL SURVEY INFORMATION TO NAVD88 UNLESS OTHERWISE NOTED.
3. BATHYMETRY, CAUSEWAY AND SHOREFRONT TO ELEVATION 20.0' BY LITTLE RIVER LAND SURVEYING DATED JANUARY 27, 2017.
4. BAND STAND, ROADWAYS AND OTHER BUILDING STRUCTURES DIGITIZED FROM GOOGLE EARTH PRO DATED MAY 9, 2016.
5. WETLAND DELINEATION BY STANTEC DATED MAY 2017.
6. UPLAND SURVEY BY LITTLE RIVER LAND SURVEYING DATED JUNE 23, 2017.
7. DIMENSIONS FOR LAYDOWN AREA II WILL BE LIMITED TO 3.1 ACRES. APPROXIMATE DIMENSIONS ARE SHOWN.

PLANNING BOARD CHAIR APPROVAL

NAME:

BAKER DESIGN CONSULTANTS
Civil, Marine, and Structural Engineering
7 Spruce Road • Freeport • Maine • 04032 • 207-846-9724 • info@bakerdesignconsultants.com

| NO. | | DATE | INT. |
|---|---|---|---|
| A | SITE PLAN REVIEW APPLICATION | 06.29.17 | BJB |
| B | LAYDOWN AREA CONCEPT SUBMISSION | 5.12.2017 | BJB |

STATE OF MAINE
BARNEY J. BAKER
No. 5737
LICENSED
PROFESSIONAL ENGINEER

DESIGNED BY: BJB
DRAWN BY: KET
CHECKED BY: BJB
SCALE: AS SHOWN

SHEET TITLE: SITE PLAN

PROJECT: MITCHELL FIELD PIER REMOVAL
TOWN OF HARPSWELL
HARPSWELL, MAINE

DATE MAY 2017
CONTRACT NO. 16-70
SHEET NO. C-101
REV. B

\\bdc-srv\projects\16\16-70 mitchell field pier removal\cad\16-70 mitchell field pier removal civil3d_landside.dwg 7/10/2017